

110.A

0001

0089.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

716,800 / 716,800

USE VALUE:

716,800 / 716,800

ASSESSED:

716,800 / 716,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
89		ORIENT AVE, ARLINGTON

**OWNERSHIP**

Owner 1:	POTTER CHRISTOPHER	Unit #:	89
Owner 2:	DAVE-POTTER PAULOMI		
Owner 3:			

Street 1: 89 ORIENT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: SERIFOVIC NERMIN &amp; -

Owner 2: BOROVAC DZENANA -

Street 1: 89 ORIENT AVE UNIT 89

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2009, having primarily Clapboard Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8224																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	716,800			716,800		312693
							GIS Ref
							GIS Ref
							Insp Date
							04/20/18

Source: Market Adj Cost Total Value per SQ unit /Card: 421.65 /Parcel: 421.65 Entered Lot Size Total Land: Land Unit Type:

!15843!

**USER DEFINED**

Prior Id # 1:	70032
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/30/21 21:28:16
Prior Id # 2:	
Prior Id # 3:	
LAST REV	Date Time
09/09/20	15:28:41
mmcmakin	
15843	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	716,800	0	.	716,800		Year end	12/23/2021	
2021	102	FV	704,400	0	.	704,400		Year End Roll	12/10/2020	
2020	102	FV	692,000	0	.	692,000	692,000	Year End Roll	12/18/2019	
2019	102	FV	680,700	0	.	680,700	680,700	Year End Roll	1/3/2019	
2018	102	FV	620,200	0	.	620,200	620,200	Year End Roll	12/20/2017	
2017	102	FV	557,200	0	.	557,200	557,200	Year End Roll	1/3/2017	
2016	102	FV	559,200	0	.	559,200	559,200	Year End	1/4/2016	
2015	102	FV	539,300	0	.	539,300	539,300	Year End Roll	12/11/2014	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SERIFOVIC NERMI	75022-343	2	7/1/2020		850,000	No	No		
LAVERS LINDA,	54600-398		4/28/2010		510,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/9/2020		SQ Mailed							MM	Mary M		
4/20/2018		Measured							DGM	D Mann		
8/22/2013		Info Fm Plan							BR	B Rossignol		
2/24/2011		NEW CONDO							BR	B Rossignol		

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 8 - Condo TnHs.				Full Bath: 1	Rating: Very Good			OF=XTRA SINK IN MBATH. GLA=2295 SFT..																	
Sty Ht: 2T - 2 & 3/4 Sty				A Bath: 1	Rating: Good																				
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																				
Foundation: 1 - Concrete				A 3QBth:	Rating:																				
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																				
Prime Wall: 2 - Clapboard				A HBth:	Rating:																				
Sec Wall:		%		OthrFix: 1	Rating: Very Good																				
Roof Struct: 1 - Gable				OTHER FEATURES																					
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1																	
Color:				A Kits:	Rating:																				
View / Desir:				Fpl:	Rating:																				
GENERAL INFORMATION				WSFlue:	Rating:																				
Grade: C+ - Average (+)				CONDO INFORMATION				Level																	
Year Blt: 2009	Eff Yr Blt:			Location:				FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Alt LUC:	Alt %:			Total Units:				Other																	
Jurisdict: G12	Fact: .			Floor: M - Multi-Level				Upper																	
Const Mod:				% Own: 50.000000000				Lvl 2																	
Lump Sum Adj:				Name:				Lvl 1																	
INTERIOR INFORMATION				DEPRECIATION				Lower																	
Avg Ht/FL: STD				Phys Cond: GD - Good	4.8 %			Totals				RMs: 5	BRs: 3	Baths: 1	HB: 1										
Prim Int Wal	1 - Drywall			Functional:		%		REMODELING				RES BREAKDOWN													
Sec Int Wall:		%		Economic:		%		Exterior:				No Unit	RMS	BRS	FL										
Partition: T - Typical				Special:		%		Interior:				1	5	3											
Prim Floors: 3 - Hardwood				Override:		%		Additions:																	
Sec Floors:		%		Total:	4.8 %			Kitchen:																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Baths:																	
Subfloor:				Basic \$ / SQ: 250.00				Plumbing:																	
Bsmnt Gar: 1				Size Adj.: 0.85294116				Electric:																	
Electric: 3 - Typical				Const Adj.: 1.04989493				Heating:																	
Insulation: 3 - Typical				Adj \$ / SQ: 223.875				General:																	
Int vs Ext: S				Other Features: 60995				Totals				1	5	3											
Heat Fuel: 2 - Gas				Grade Factor: 1.10				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.54999995				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
# Heat Sys: 1				NBHD Mod:				WtAv\$/SQ:		AvRate:		Ind.Val	GLA	Gross Liv Ar	1,700	223.870	380,587								
% Heated: 100	% AC: 100			LUC Factor: 1.00				Juris. Factor: 1.00		Before Depr:	381.71														
Solar HW: NO	Central Vac: NO			Adj Total: 752897				Special Features: 0		Val/Su Net:	421.65														
% Com Wal	% Sprinkled			Depreciation: 36139				Final Total: 716800		Val/Su SzAd:	421.65														
MOBILE HOME				Depreciated Total: 716758				PARCEL ID				IMAGE				AssessPro Patriot Properties, Inc									
SPEC FEATURES/YARD ITEMS																110.A-0001-0089.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N				Total Yard Items:				Total Special Features:				Total:													